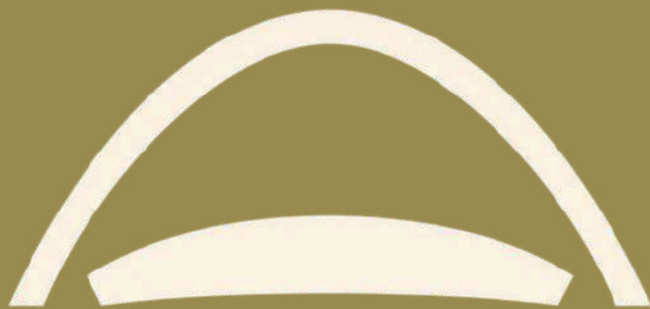


2 FORTY LANE

WEMBLEY | LONDON | HA9 9EB



KAMAL COURT

W E M B L E Y , L O N D O N



Exterior CGI. For illustration purposes only.



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INTRODUCTION

Nine contemporary boutique one, two and three bedroom apartments in an exclusive development.





Located at the exclusive address in the heart of Wembley, Kamal Court offers boutique living to the discerning few. With just 9 contemporary one two and three bedroom apartments, this exclusive development combines peace and privacy with all the amenities of this desirable North West London neighbourhood.

THE DEVELOPMENT



Kamal Court has been specifically designed with the modern London lifestyle in mind, making it the perfect place to build a home in the capital, or to provide a convenient London base. Landscaping and enhancing green space has played a large part in the design of this scheme, with the focus on creating a habitat for flora & fauna surrounding the building.





DESIGNED AND BUILT FOR
EVERYDAY LIVING

A modern outdoor terrace featuring a dining table with white plates and glasses, a bar with a brick base and dark cabinets, and a large green plant on the left. The terrace is set against a building with horizontal siding and a dark door. The scene is illuminated by warm, ambient lighting.

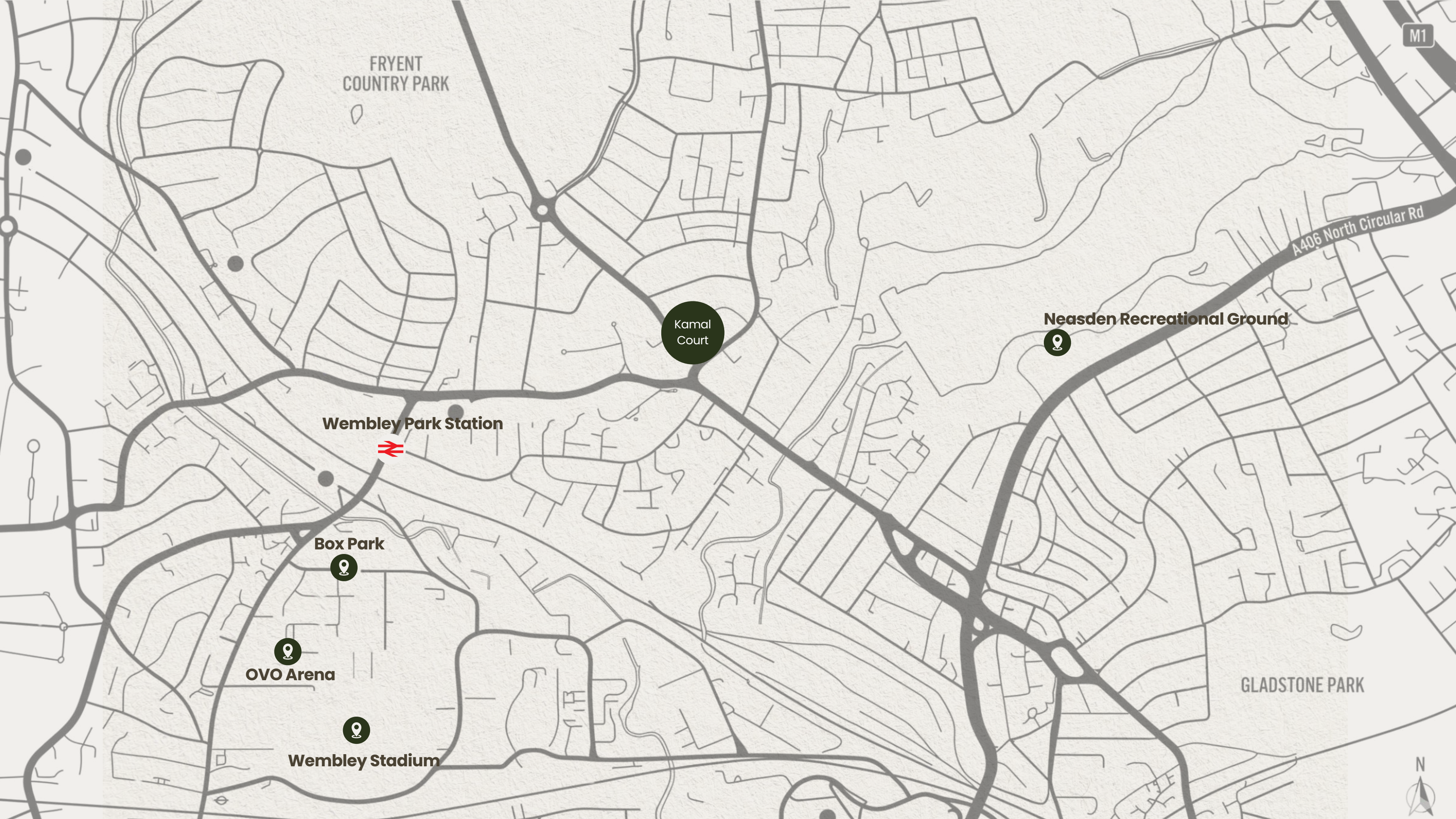
OWN A PIECE
OF WEMBLEY

WELL CONNECTED

Named the London Borough of Culture for 2020

Wembley Park is London's newest creative home, benefiting from major investment and excellent connectivity into central London. Vibrant, eclectic and culturally diverse, Wembley is one of London's most vivacious and distinct neighbourhoods and the meeting place of an unparalleled shopping selection, a wealth of food and drink spots, plentiful nature, world class sport events and internationally renowned concerts.

Whether it's grabbing a bite to eat at Boxpark, watching a match at Wembley Stadium or enjoying the still waters of the Welsh Harp, this evolving corner of the capital gets more exciting day by day.



FRYENT
COUNTRY PARK

M1

A406 North Circular Rd

Kamal
Court

Neasden Recreational Ground

Wembley Park Station



Box Park

OVO Arena

Wembley Stadium

GLADSTONE PARK





CAR:

M1 Motorway	14 mins
Heathrow Airport	55 mins
Luton Airport	60 mins
Gatwick Airport	1h 18 mins



BUS:

Welsh Harp	20 mins
Neasden	24 mins
Wembley Central	35 mins
Brent Cross	35 mins



ON FOOT:

Lidl	4 mins
Welsh Harp National Park	6 mins
Wembley Park Station	15 mins
Box Park	20 mins
Fryent County Park	22 mins



SEE &
DO

Local culture, green spaces and
everyday leisure within easy
reach.



1. WEMBLEY STADIUM

± 5–8 min by bus

Iconic home of sport and major events, with stadium tours, concerts and an electric atmosphere all year round

Beyond matchdays and concerts, visitors can enjoy a behind-the-scenes stadium tour, exploring areas such as the England changing rooms, players' tunnel, pitchside and the famous Royal Box. Its striking arch and year-round calendar of events make Wembley a major destination for sport, music and entertainment.

SEE & DO



DESIGNER OUTLET

±5 minute drive

London Designer Outlet offers an exciting mix of premium brands, great-value shopping, restaurants, and entertainment in the heart of Wembley Park.



FRYENT COUNTRY PARK

±10 minute walk

Fryent Country Park is a beautiful green oasis offering scenic walking trails, rolling meadows, ancient woodland, and stunning views across North West London.



BOXPARK WEMBLEY

±15 minute walk

BOXPARK Wembley is a vibrant food, drink and entertainment destination, bringing together street food, live events and a lively social atmosphere next to Wembley Stadium.

SEE & DO

Local culture, green spaces and everyday leisure within easy reach.



ROUBADOUR THEATRE

±1 minute walk

Troubadour Wembley Park Theatre is a state-of-the-art performance venue, showcasing world-class productions, live entertainment and immersive cultural experiences.



OVO ARENA

±12 minute drive

OVO Arena Wembley is one of the UK's premier live entertainment venues, hosting world-renowned artists, major sporting events and unforgettable performances throughout the year.

ROOM TO GROW

Exceptional education, from
outstanding local schools to
world-class higher education

LOCAL SCHOOLS

ROOM TO GROW



1. Michaela Community School
±8–10 minute bus

A nearby secondary school on North End Road, well placed for families living close to Wembley Park.



2. Park Lane Primary School
±12–15 minute bus

A local primary school on Park Lane, offering convenient day-to-day access for younger learners.



3. PRESTON MANOR HIGH SCHOOL
±12–15 minute bus

An established secondary school on Carlton Avenue East, serving families across the wider Wembley area.



4. ORLEY FARM SCHOOL
±15–20 minute bus

Home to Orley Farm School, one of North London's most prestigious independent preparatory schools.



5. WEMBLEY PRIMARY SCHOOL
±16–20 minute bus

A nearby primary school on East Lane, offering a practical schooling option for local families.



6. WEMBLEY TECHNOLOGY COLLEGE
±18–22 minute bus

A secondary school on East Lane, North Wembley, providing accessible education within the borough.

FURTHER EDUCATION



7.THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

±35 - 50 minute drive

A world-leading university renowned for excellence in economics, social sciences, and global policy.



8.IMPERIAL COLLEGE LONDON

±50 - 60 minute train

One of the world's top universities, advancing science and technology to address global challenges.



9.UNIVERSITY OF WESTMINSTER

±15 - 18 minute car

A globally connected university known for career-focused education, innovation, and diversity.



Nestled in the heart of a prestigious urban neighborhood, these exclusive boutique one, two and three-bedroom apartments set a new standard for luxurious living. Boasting a meticulously designed high specification,

THE APARTMENTS



Every detail has been carefully curated to offer residents the utmost in sophistication and comfort. From the moment you step into the apartment, you'll be greeted by an ambiance of elegance, with sleek finishes and contemporary aesthetics that create an immediate sense of opulence.

ELEGANCE IN EVERY DETAIL

Each of the 9 beautifully appointed residences has been thoughtfully designed to combine contemporary elegance with everyday practicality. Available in a selection of one, two and three-bedroom apartments, every home showcases high-specification finishes, premium materials and carefully curated design details throughout.

Each apartment has been planned to make everyday living feel natural and effortless, with layouts that maximise usable space and create a seamless flow between the kitchen, dining and lounge areas. The result is a home that feels open, practical and inviting.

Whether suited to professionals, couples, growing families or residents who value flexible living, every space has been carefully considered to support both quiet moments at home and easy entertaining. From generously proportioned bedrooms and stylish living areas to thoughtfully integrated storage solutions, these apartments offer the perfect balance of sophistication, comfort and functionality, delivering a modern living experience in one of North West London's most desirable locations.



PREMIUM SPECIFICATON

Expansive windows flood the living spaces with natural light, enhancing the feeling of spaciousness. High-end appliances grace the kitchens, while expansive balconies provide a serene escape to unwind and take in stunning city views. Residents also enjoy the added convenience of on-site parking. These boutique apartments offer an exceptional blend of style, comfort, and convenience, redefining the art of urban living for those who seek the very best.



APARTMENT COLLECTION

Living/Dining Area

SPC Herringbone Flooring Throughout

Recessed Downlighting

Air conditioning and efficient heating system

Open - Plan Design

Wall Panelling

Kitchen

Handleless kitchen units

White quartz worktops

Fully integrated appliances

Bedrooms

Fitted wardrobes to principal bedrooms

Blackout Roller

Voile Curtain

Meticulously designed to a high specification, every detail has been thoughtfully curated to offer residents the highest levels of sophistication and comfort.

Bathrooms

Walk-in showers

Stylish black brassware

Shower screens

Wall-mounted toilets

Basins with cabinets

Marble-effect porcelain tiling throughout

Bidet sprayers included in all bathrooms

Additional Features

On-site cycle storage

10 private parking spaces & EV charging points

10-Year Build-Zone structural warranty

Superfast broadband

Video entry system





KEY FEATURES

The development has been thoughtfully designed to offer both convenience and security, with two pedestrian entrances and two gated vehicular access points providing added privacy for residents. It also includes purpose-built cycle storage, ten allocated private parking spaces and electric vehicle charging infrastructure to support future-ready living. Beautifully landscaped communal gardens and green spaces complete the setting, creating an attractive and welcoming environment for residents to enjoy.

Curated interior palette and design language



INTERIOR MOODBOARD

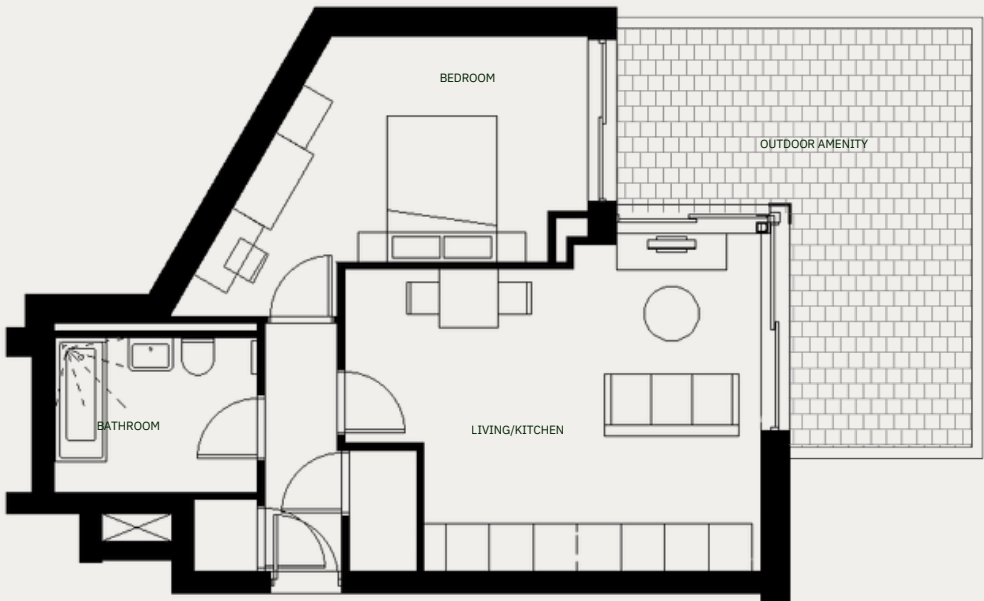
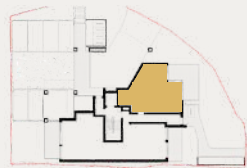
PLANS & LAYOUTS

Step into the layouts of Kamal
Court units

01



Total Area



1 bedrooms

Area: 560 sqft (52 sqm)

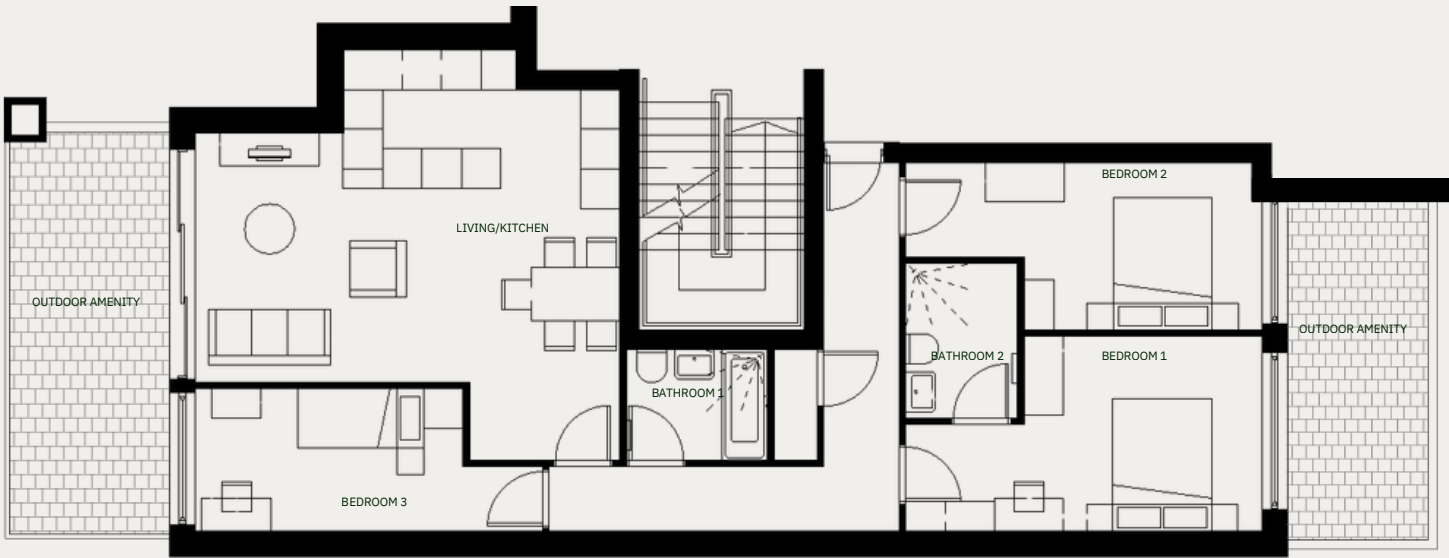
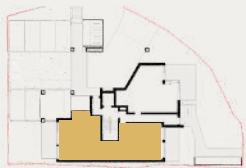
Outdoor space: 21.2 sqm

	M	SQFT
Living/Kitchen area	5.7 X 4.6	245
Bedroom	5.1 X 3.8	159
Bathroom	2.8 X 2.1	64

02



Total Area



3 bedrooms

Area: 958 sqft (89 sqm)

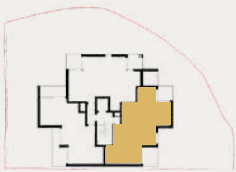
Outdoor space: 62.2 sqm

	M	SQFT
Living/Kitchen area	6.5 X 6.2	338
Bedroom 1	5.4 X 2.95	146
Bedroom 2	5.3 X 2.5	125
Bedroom 3	5.3 X 2.1	107
Bathroom 1	2.9 X 1.7	53
Bathroom 2	2.4 X 1.7	43

03



Total Area



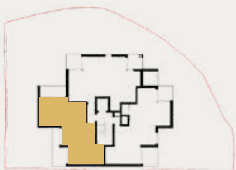
2 bedrooms
Area: 754 sqft (70 sqm)
Outdoor space: 10.6 sqm

	M	SQFT
Living/Kitchen area	7.8 X 5.6	338
Bedroom 1	5.0 X 2.9	146
Bedroom 2	3.8 X 2.9	125
Bathroom 1	2.5 X 1.4	40
Bathroom 2	2.5 X 1.3	36

04



Total Area



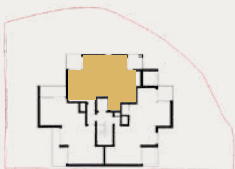
2 bedrooms
Area: 656 sqft (61 sqm)
Outdoor space: 6.7 sqm

	M	SQFT
Living/Kitchen area	6.3 X 4.3	354
Bedroom 1	4.3 X 3.0	133
Bedroom 2	3.0 X 2.9	111
Bathroom 1	2.5 X 1.4	40
Bathroom 2	2.5 X 1.3	36

05



Total Area



2 bedrooms
Area: 770 sqft (71.5 sqm)
Outdoor space: 10.2 sqm

	M	
Living/Kitchen area	7.3 X 5.6	
Bedroom 1	5.4 X 3.3	
Bedroom 2	4.9 X 2.7	
Bathroom 1	3.1 X 1.7	
Bathroom 2	2.4 X 1.1	

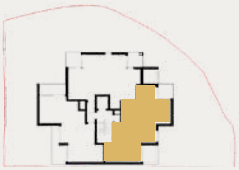
06

07

08



Total Area



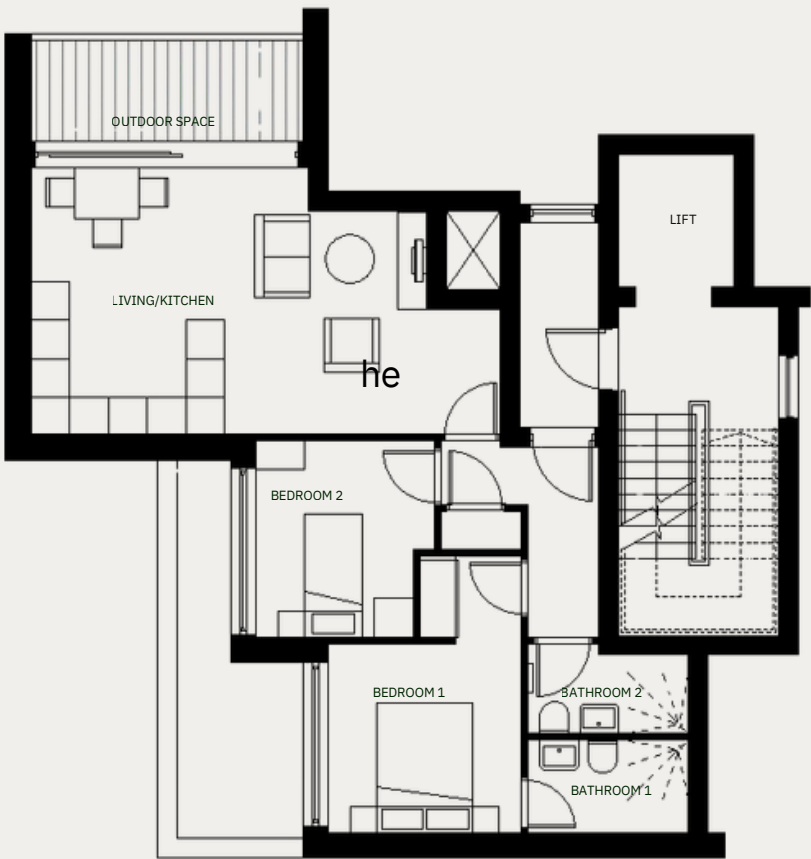
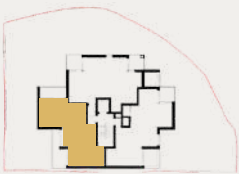
2 bedrooms

Area: 754 sqft (70 sqm)
Outdoor space: 10.6 sqm

	M	SQFT
Living/Kitchen area	7.7 X 6.0	354
Bedroom 1	5.0 X 3.1	133
Bedroom 2	3.8 X 2.9	111
Bathroom 1	2.5 X 1.4	40
Bathroom 2	2.5 X 1.3	36



Total Area



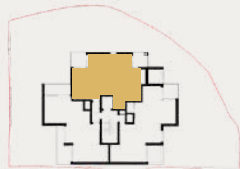
2 bedrooms

Area: 656 sqft (61 sqm)
Outdoor space: 6.7 sqm

	M	SQFT
Living/Kitchen area	6.3 X 4.3	264
Bedroom 1	4.3 X 3.0	122
Bedroom 2	3.1 X 2.9	87
Bathroom 1	2.5 X 1.4	40
Bathroom 2	2.5 X 1.3	36



Total Area

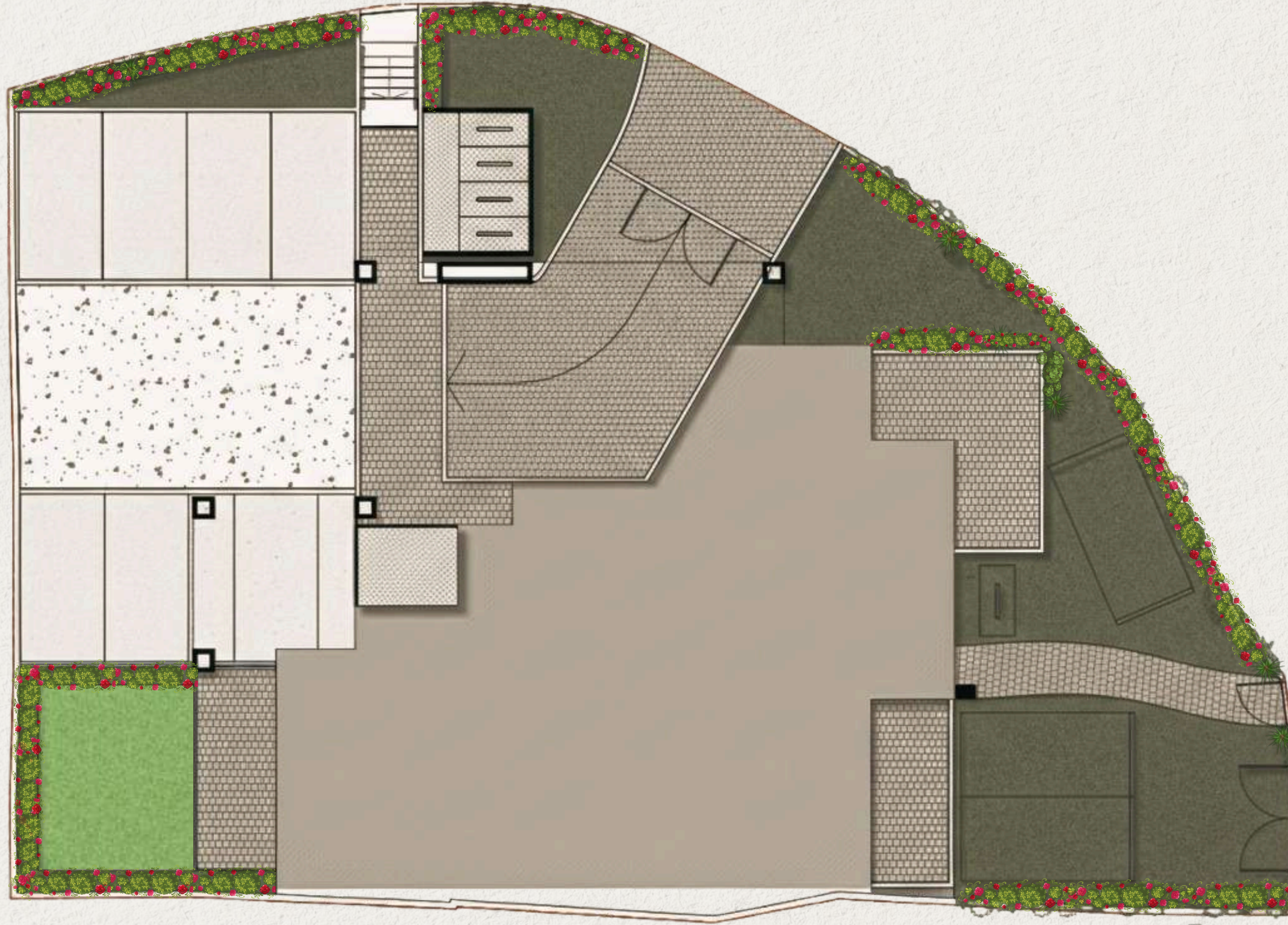


2 bedrooms

Area: 656 sqft (71.5 sqm)
Outdoor space: 10.6 sqm

	M	SQFT
Living/Kitchen area	7.7 X 6.0	333
Bedroom 1	5.0 X 3.1	142
Bedroom 2	3.8 X 2.9	131
Bathroom 1	2.5 X 1.4	56
Bathroom 2	2.5 X 1.3	28

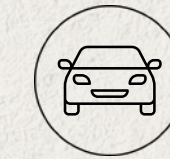
LANDSCAPE PLAN



KEY FEATURES



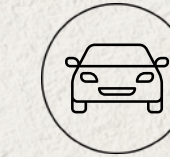
Secure and convenient access via two pedestrian entrances



Two gated vehicular entrances providing added privacy and security



Purpose-built cycle storage facilities



Ten allocated private parking spaces



Beautifully landscaped communal gardens and green spaces



Electric vehicle charging infrastructure for future-ready living

KAMAL COURT · WEMBLEY · HA9 9EB

ENQUIRIES & VIEWINGS

For availability, pricing and to arrange a viewing of the show apartment at Kamal Court, please contact Lee directly.

Lee Monk

NEW HOMES POWERED BY eXp

PHONE 07771 842211

EMAIL lee.monk@expuk.com

12

Apartments in total, one, two and three bedroom

999 years

Lease with share of freehold

Zero

Ground rent

10 years

Build Zone structural warranty

Q1 2027

Estimated completion

IMPORTANT NOTICE

Source of information. The information in this brochure, including descriptions, specifications, market data, statistics and travel times, has been taken from the developer's brochure and marketing materials. It has not been independently verified by the agent, and no warranty is given as to its accuracy or completeness.

Not an offer or contract. These particulars are a general guide only and do not form part of any offer or contract. Prices, availability and incentives may change without notice.

Images. Exterior and interior images are computer generated and for illustrative purposes only. Show apartment photography shows furniture, styling and accessories that are not included in the sale.

Plans and specification. Floor areas and dimensions are approximate. Layouts, specification, finishes and appliances may vary between apartments and may change during construction at the developer's discretion.

Costs and tenure. Service charges are estimates. Council tax bands will be confirmed on completion. Tenure, lease terms and all other details should be verified by your solicitor before exchange of contracts.

Your own enquiries. Buyers should carry out their own due diligence and take independent professional advice before making any decision to purchase. The completion date is an estimate and is subject to construction progress.